TRACT C
IN OR 2250/1800
ESMT IN OR 187/675

BERGER MARY J TRUST/BERGER MARY J TRUSTEE
1255 MARIAN DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-0265-000C-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

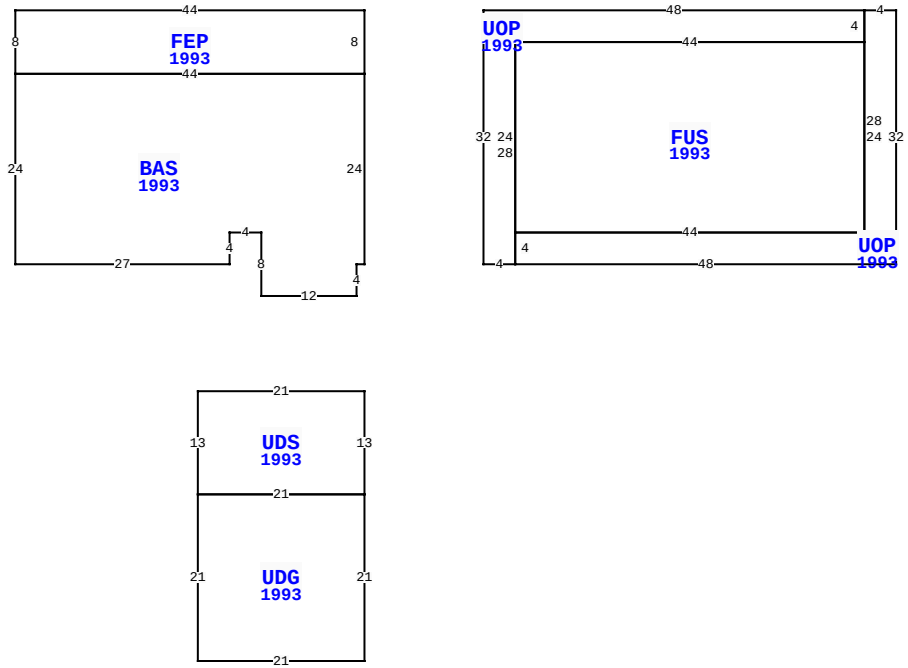
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	06	MANSARD 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3027.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100	1,088	89,920
FEP	352	80	282	23,307
FUS	1,056	100	1,056	87,276
UDG	441	55	243	20,083
UDS	273	60	164	13,554
UOP	304	20	61	5,042
UOP	304	20	61	5,042
TOTALS	3,818		2,955	244,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,955	112.7060	101.72	300,583	1975	1975	0	0	0	18.75	81.25

1 SINGLE FAM – 100% - 1988 Heated Area: 2144 HX Base Yr 1988



1255 MARIAN DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		244,224
TOTAL MARKET OB/XF VALUE		22,475
TOTAL LAND VALUE - MARKET		672,000
TOTAL MARKET VALUE		938,699
SOH/AGL Deduction		634,244
ASSESSED VALUE		304,455
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		249,455
TOTAL JUST VALUE		938,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		890,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216151	WTRHTR	0	10/01/2012
B9805620	XFOB	11,571	12/01/1998
B9805426	SWIM POOL	34,500	09/01/1998
4606	GARAGE	25,823	01/19/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2250/1800	1/16/2019	QC	U	I	11	100
GRANTOR: BERGER MARY J						
GRANTEE: BERGER MARY J TRUST						
0651/0776	3/12/1992	WD	U	I	01	100
GRANTOR: SIBLEY HARVEY III						
GRANTEE: SIBLEY & BERGER						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W44 S8 BAS=[YR=1993] S24 E27 N4 E4 S8 E12 N4 E1 N24 W44 $ E44 N8 $ PTR= S48 UDS=[YR=1993] S13 UDG=[YR=1993] S21 W21 N21 E21 $ W21 N13 E21 $ N48 $ PTR= E15 UOP=[YR=1993] E48 UOP=[YR=1993] E4 S32W48 N4 FUS=[YR=1993] N24 E44 S24 W44$ E44 N28$ S4 W44 S28 W4 N32$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1975	1975	3	38	760	
2	0858	SCULP CONC	0	100	0	0	254.00	SF	13.00	13.00	100	1990	1990	3	87	2,873	
3	0861	POOL GUNIT	0	100	0	0	613.00	SF	85.00	85.00	100	1998	1998	3	23	11,984	
4	0845	KOOL DECK	0	100	0	0	574.00	SF	7.25	7.25	100	1998	1998	3	77	3,204	
5	0910	SCRN RM L	0	100	58	21	1,218.00	SF	15.00	15.00	100	1998	1998	3	20	3,654	

LAND DESCRIPTION

TOTAL OB/XF 22,475

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000132	C	SFR RIVER	100		RS-1	160.00	305.00	160.00	FF		1.00	1.00	0.60	7,000.00	4,200.00	672,000							

REVIEW DATE 02/27/2017 BY DJ Total Acres: 0.00 Total Land Value: 672,000 Market: 0 Agricultural: 0 Common: 672,000 PRINTED 08/02/2023 BY SYS